

TOWN OF MUKWONAGO

PLAN COMMISSION MEETING MINUTES

WEDNESDAY, MAY 4, 2011 – 6:30 P.M.

Chairman Dubey called the Joint Public Hearing meeting to order at 6:33 p.m.

JOINT PUBLIC HEARING

6:35 P.M. – TOWN OF MUKWONAGO PLAN COMMISSION AND TOWN BOARD AND A STAFF REPRESENTATIVE OF THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION TO CONSIDER THE APPLICATION (APPLICATION 2011-5) SUBMITTED BY REGINALD OITZINGER AND PATTY ENGELKE-OITZINGER TO AMEND THE EXISTING CONDITIONAL USE APPROVAL RELATING TO THE ON-SITE PARKING REQUIREMENTS FOR PROPERTY LOCATED AT W299S10560 PHANTON WOODS ROAD

Chairman Dubey asked Amy Burrows, representative from Waukesha County Department of Parks and Land Use-Planning and Zoning Division, to state concerns/questions from Waukesha County. She stated the following:

- ✓ The parking lot is located in area zoned C-1 Conservancy and designated as floodplain and does not comply with the Waukesha County Shoreland-Floodland Protection Ordinance
- ✓ To resolve the violation there are the following options:
 - a. Remove the parking lot
 - b. Apply for Variance from Waukesha County Board of Adjustment
 - c. Apply for Site Plan/Plan of Operation, Conditional Use Permit and Rezone

Chairman Dubey asked if the petitioner, or anyone representing the petitioner was present. The following individual spoke:

- Howard Gleason, W1195 CTY Road L, East Troy – representative for the Oitzinger’s spoke regarding the parking and he would be removing the gravel parking area.

Discussion was held.

Chairman Dubey asked if anyone else wished to be heard. The following individual spoke:

- Mary Ellen Schumann, W299S10507 Phantom Woods Road - questioned parking on the street and if the crushed asphalt was added and if it is permanent. Mr. Gleason stated the asphalt will be removed.

Supervisor Boucher questioned #31 on the Conditional Use Application regarding Board Stables – the answer should be “no” according to Mr. Gleason.

Chairman Dubey asked if there are any other questions.

Question was asked if there are any rented boat slips. Mr. Gleason stated as far as he knew, they were gone.

Chairman Dubey asked if anyone else wished to speak regarding the Public Hearing. No other person wished to speak and the Public Hearing was declared closed at 7:00 p.m.

ROLL CALL: Present: Chairman Dubey; Commissioners Holtz, McNelly, Schuett and Yerke; Supervisor Topczewski. Commissioner Hintz was absent. Also present: J. Macy, Attorney; K. Karalewitz, Administrator/Clerk-Treasurer; A. Burrows, Waukesha County Parks and Land Use; Supervisors Lawn and Stefanowski. Planner T. Schwecke was absent.

MINUTES

Motion by Commissioner McNelly, second by Commissioner Schuett to approve the minutes of April 6, 2011. Chairman Dubey stated the following correction to the minutes: “Senator Lazich spoke with Chairman Dubey and stated she was considering legislation”. She had not submitted a letter. There was no objection from the makers of the motion to amend the motion to approve the minutes as corrected. All ayes; motion carried as amended.

AMENDMENT OF EXISTING CONDITIONAL USE APPROVAL FOR REGGIES LAKEVIEW LOCATED AT W299S10560 PHANTOM WOODS ROAD TO REVISE THE ON-SITE PARKING REQUIREMENTS (REGINALD OITZINGER AND PATTY ENGELKE-OITZINGER, APPLICANT)

Discussion was held regarding amendment to Conditional Use for W299S10560 Phantom Woods Road.

Chairman Dubey gave overview of several issues that need clarification before any action can be taken regarding amendment to existing Conditional Use. Those issues are as follows:

- Verification that petitioner is in compliance with conditional use
- Verify if cottages are habitable, who holds the leases and what types of leases and number of people that occupy them
- Verify that septic systems are working both at cottages and restaurant
- Verification of rental of piers and clearly articulate this will come to an end with sale of property
- Check employee parking and set forth a plan for the employee parking
- Buffer along the lake and information on how wide of buffer

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- Waukesha County stated asphalt needs to be removed before shoreland restoration can be done

Chairman Dubey directed staff to draft conditional use with all the concerns addressed above and to bring this matter back to the June Plan Commission Meeting.

CONCEPTUAL REVIEW OF PLACEMENT OF FILL ON PROPERTY LOCATED AT W299W6370 HIGHWAY 83

Tim Peterson spoke regarding placement of fill on this property. Public Hearing will be Special Plan Commission meeting, May 18, 2011.

ADJOURNMENT

Motion by Commissioner McNelly, second by Commissioner Schuett to adjourn at 7:52 p.m.

Respectfully submitted,

Kathy Karalewitz

Administrator/Clerk-Treasurer

Approved 7-6-11